



CITY OF CONCORD

New Hampshire's Main Street™ **Zoning Board of Adjustment**

February 20, 2020

The Zoning Board of Adjustment will meet on **Wednesday, March 4, 2020 at 7:00 PM** in the Council Chambers of the Municipal Complex at 37 Green Street.

Wednesday, March 4, 2020 ZBA Public Hearing Agenda

- 1) Call meeting to order
- 2) Review and acceptance of Minutes
- 3) Chairperson's comments
- 4) Public Meetings:
- 5) Public Hearings:
- 6) Any other business that may legally come before the Board.

The Zoning Board of Adjustment will hold a public hearing on the following appeals:

PUBLIC HEARINGS

06-20 Georgia Karathanasis: Applicant wishes to establish a hair/beauty salon as an in-home business and requests the following:

- 1) A Variance to Article 28-2-4(k), The Table of Uses Accessory to a Residential Use, to permit a Major Home Occupation (hair/beauty salon accessory use A-2) when such use is not permitted without providing compliant on-site parking,
- 2) A Variance to Article 28-7-1(a), (Parking) Applicability, to allow the establishment of a Major Home Occupation without providing an on-site parking lot as required and allowing continued use of the existing residential driveway, for property located at 10 Drew Street in an RS Residential Single-family District.

07-20 Mike Snedeker for Snedeker Properties, LLC: Applicant wishes to convert an existing, non-conforming commercial (retail) unit into a dwelling unit for a total of 3 dwelling units in the existing building (2 existing residential dwellings + the converted commercial space) and requests the following:

- 1) Variance to Article 28-2-4(j), Table of Principal Uses, to permit the conversion of a non-residential building (or mixed commercial/residential) to accommodate 1 or more dwelling units (use A-14), where such conversions are not permitted,
- 2) Variances to Article 28-5-7, Conversion of a Non-residential Building, Section (a), Conversions Resulting in 5 or Fewer Units, to permit a conversion to 3 residential units on a lot containing 6,020 SF +/- where 10,000SF of land is required,
- 3) Variances to Article 28-7-1, Access, Circulation and Parking, Section (a), Applicability, to permit the conversion without bringing the property into compliance with the parking requirements including, but not limited to the following:
 - a. Allow the provision of 5 on-site parking spaces where 6 spaces are required
 - b. Allow a driveway/aisle of thirteen feet where a minimum allowable width is 18 feet,
 - c. Allow a parking configuration that does not provide adequate onsite room for maneuvering and requires vehicles to back into and maneuver in the street to enter or exit the parking area,0
 - d. to permit pavement up to the westerly side property line where a minimum 5 foot setback from the adjacent property is required,

All for property located at 75 Allison Street in an RN Residential Neighborhood District.

All City of Concord public meetings are accessible for persons with disabilities. Any person who feels that he or she may be unable to participate in a City of Concord public meeting due to a disability should, to the extent possible, call (603) 225-8580 at least 48 hours prior to the meeting so that a reasonable accommodation can be arranged.

- 08-20 Aaron Blouin:** Applicant wishes to expand an existing residence, remove an existing garage and rebuild a garage in a new location and requests the following:
- 1) (residence) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit an addition to the dwelling unit with the closest point from the side setback being between 17.37' and 31.53' where a building setback of 40 is required,
 - 2) (residence) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit an addition to the dwelling unit with the closest point from the front property line being 30' +/- where a building setback of 50 is required,
 - 3) (garage) Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit the construction of a detached garage with a 15.72' +/- setback from the side property line where a 40 foot setback is required,
- for property located at 145 Silk Farm Road in an RO Residential Open Space Zoning District.
- 10-20 Christopher Aslin and Rachel Goldwasser:** Applicants wish to remove an existing attached garage and replace it with a new attached garage with living space on the second floor and requests a Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a building setback of 3'8" +/- from the easterly property line where a 15 foot side setback is required for property located at 17 Rockland Road in an RS Residential Single-family District.
- 11-20 Ana McKenna:** Applicant wishes to have an outdoor sales and display area for garden supplies (Use H-5) including a greenhouse and requests a Variance to Article 28-2-4(j), Table of Principal Uses to permit outdoor display and sales on a stand-alone lot where such use is not permitted for property located at 331 Village Street in a CBP Central Business Performance District.
- 12-20 Kenneth Graham:** Applicant wishes to build a 14'W v 16'D mudroom addition with a 26'W x 30'D attached garage and requests a Variance to Article 28-4-1(h), Table of Dimensional Regulations, to permit a minimum 8 foot setback from the easterly property line where a 15 foot side setback is required for property located at 87 Manor Road in an RS Residential Single-family District.
- 17-20 Fred Potter:** Applicant wishes to modify previously granted Variances and requests the following:
- 1) To grant an amendment to the Variance granted in case #23-19 with respect to Article 28-4-1(h), Table of Dimensional Regulations, to allow a maximum lot coverage of 65.0% where a maximum lot coverage of 50% is allowed (63% lot coverage granted under Case #23-19),
 - 2) To grant an amendment to the Variance granted in Case #54-18 with respect to Article 28-7-7(g)(1), Parking Restriction in Required Front Yard, to permit the parking of additional cars within the Church Street frontage, as shown on the amended plans, where parking is not permitted,
 - 3) To grant an amendment to the Variance granted in Case #25-18 with respect to Article 28-7-2(e), Table of Off-street Parking, to permit the provision of 12 parking spaces where 43 parking spaces are required (original variance under Case #54-18 allowed the provision of 14 spaces where 50 spaces are required),
- for property located at 135 North State Street in an RN Residential Neighborhood District.

Rose M. Fife, Clerk
Zoning Board of Adjustment

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